

HUNTERS®

HERE TO GET *you* THERE



Shaftesbury Drive

Wardle, OL12 9LT

£220,000



- MODERN MEWS PROPERTY
- OPEN PLAN DINING KITCHEN
- HIGHLY POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL SCHOOLS
- EPC RATING D
- LEASEHOLD

- THREE BEDROOMS
- NEWLY FITTED BATHROOM
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Situated in this highly popular residential area of Wardle close to both primary and secondary schools offers this modern, three bedroom family home. Positioned off the road, overlooking an attractive green, this property comprises of spacious lounge and dining kitchen to the ground floor, leading to the first floor with three bedrooms and a recently fitted bathroom suite. This property boasts a lawn garden to the front and a low maintenance garden to the rear with artificial lawn and an Indian stone flagged seating area. Viewings are highly recommended to appreciate this beautiful family home on offer.

ENTRANCE HALL

A useful space to hang coats and store shoes, with stair access to the first floor and door to the lounge.

LOUNGE

14'0" x 13'1" (4.29 x 4.00)

A bright and airy lounge located to the front of the property with a useful under stairs storage cupboard and gas feature fireplace.

DINING KITCHEN

17'1" x 10'4" (5.21 x 3.17)

An open plan dining kitchen, fitted with a range of wall and base units, sink, gas hob with overhead extractor fan, electric oven, plumbing for a washing machine and integrated dishwasher and fridge freezer. The dining area offers ample space for a large dining table and French patio doors leading to the rear garden.

LANDING

9'9" x 7'1" (2.98 x 2.18)

With access to all first floor bedrooms and loft space where the combi boiler can be located.

BEDROOM ONE

12'3" x 10'4" (3.75 x 3.17)

A spacious double bedroom located to the rear of the property, over-looking the garden with built-in wardrobes.

BEDROOM TWO

11'2" x 9'7" (3.42 x 2.94)

A further double bedroom located to the front of the property with built in wardrobes.

BEDROOM THREE

7'4" x 7'1" (2.26 x 2.18)

The smallest of the three bedrooms with a built-in single bed.

BATHROOM

7'10" x 6'4" (2.40 x 1.94)

A stunning and recently upgraded bathroom, comprising of a freestanding bath, walk-in shower, vanity sink and low level WC.

GARDENS

A lawn garden can be located to the front overlooking the green. To the rear offers a fantastic low maintenance, south facing garden, boasting artificial lawn, Indian paved seating area, views and wooden shed, ideal space for those wanting to sit out and enjoy.

Material Information - Littleborough

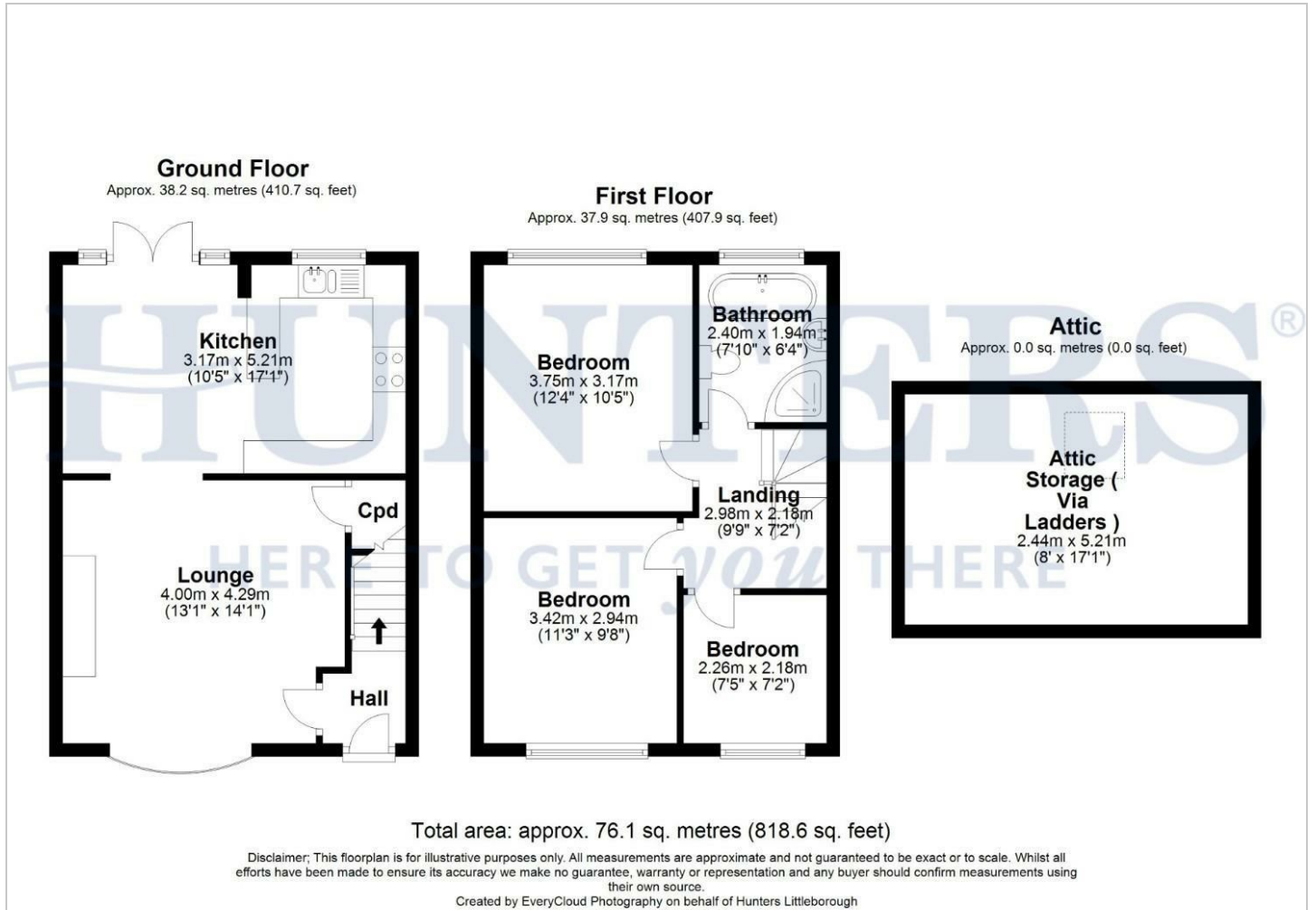
Tenure Type; LEASEHOLD

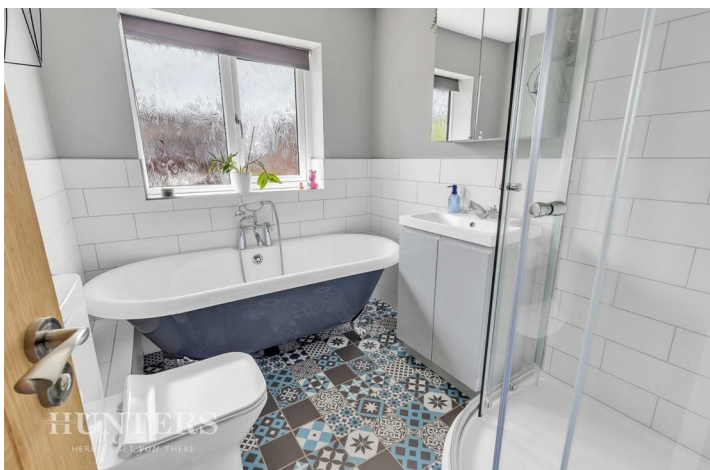
Leasehold Years remaining on lease; 947

Leasehold Ground Rent Amount: £16.00

Council Tax Banding; ROCHDALE COUNCIL BAND B

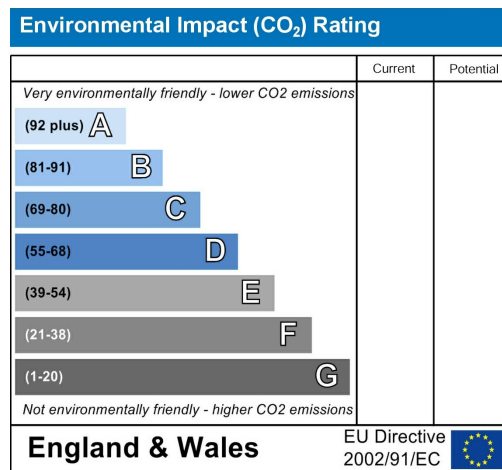
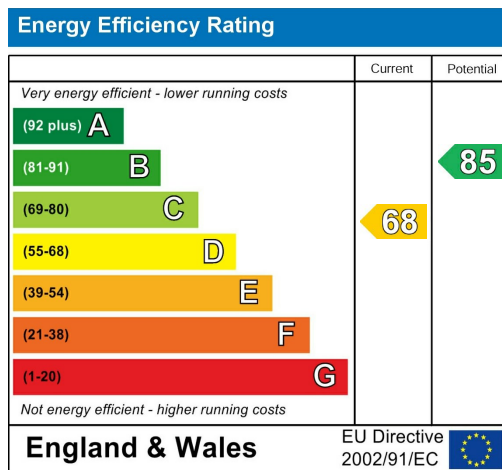
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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